ALLANDALE HERITAGE CONSERVATION DISTRICT.

Presentation to Heritage Barrie 24 February 2026
Allandale Neighbourhood Association

The purpose of this presentation is to urge Heritage Barrie to resume the program to create a Heritage Conservation District (HCD) to protect the older part of Allandale.

This concept was first introduced in 2013, when the Allandale Neighbourhood Association (ANA) broached the idea to then mayor Jeff Lehman. Initially it was agreed to implement zoning-based measures which would provide immediate protection to the heritage aspects of Allandale, but the long-term objective of the ANA has always been to achieve a Heritage Conservation District for old Allandale. Councillor Riepma reached out to the ANA in May of 2025 to request proposals for areas to be included in such an HCD. We urge Heritage Barrie to continue to move towards establishment of a Heritage Conservation District for old Allandale.

Heritage Conservation District

Heritage Conservation Districts are well-defined in the 2023 Development Services Memorandum to Council and the Development Services Committee. It was prepared by Allison Bradford. This memo is in Appendix A to this note. From this Memorandum:

Heritage Conservation Districts (HDCs) are a planning tool used to direct change and conserve neighbourhoods that are considered to have cultural heritage value. HDCs provide place-based policies that legally protect historic neighbourhoods by municipal by-law. Subsection 41. (1) in Part V of the Ontario Heritage Act enables the council of a municipality to pass by-laws that designate the entire municipality, or any defined area of the municipality, as an HCD. In doing so, Council is able to manage and direct future change in the specified district. Within the boundary of an HCD, every property is subject to the HCD by-law and accompanied HCD Plan. An HCD Plan is required for each district which outlines how change and conservation should be managed within the specified area. HCDs ensure an accepted and consistent standard for heritage conservation and provide the legal protection to ensure appropriate long-term conservation under the Ontario Heritage Act.

Why Allandale?

Allandale was established as a railway town after the arrival of the Ontario, Simcoe and Huron Railway (Oats, Straw and Hay) which was formed in 1850 to bring a railroad from Toronto and on to Collingwood. The railway arrived in Barrie in 1852. When it was decided to avoid bringing the railway around the end of Kempenfelt Bay to downtown Barrie, Allandale grew up as the residential area for railway workers.

Many of the buildings in old Allandale date from the period from 1870 to 1900. The owners were plain working people, who walked to work on the railway carrying their lunch buckets. Old Allandale still exists as a hundred and twenty-year-old neighbourhood of working class homes.

Allandale now is under pressure because it is part of the area identified for intensification in density of both population and jobs. It is difficult to conceive that intensification can take place without losing much of that historic character. Creating a Heritage Conservation District will help to preserve a very significant aspect of Barrie's early cultural history.

Benefits: Example From Innisfil's Cookstown HCD

In 2015 Innisfil established the Cookstown Heritage Conservation District, to include an area around the intersection of Queen Street and King Street. Their web page (Innisfil, 2026) identifies significant advantages related to their HCD, most of which would apply to an Allandale Heritage Conservation District:

1. Promotion of heritage tourism, community recognition and heritage-oriented economic development.
2. Provision of a consistent approach to protecting the historic identity of Cookstown.
3. Prevention of inappropriate development that would harm the identity of the area.
4. Prevention of demolitions without a decision from Council.
5. Properties within HCDs demonstrate average to above-average value appreciation compared to comparable properties outside the HCD (Shipley, 2000)
6. Heritage Permits are under Council control, and not subject to dictates from other government levels.
7. Establishment of clear guidelines and policies for new infill development within and adjacent to the HCD.

History of Heritage Preservation Steps in Allandale

The Allandale Neighbourhood Association first raised the concept of a Heritage Conservation District for old Allandale in 2013. The ANA met with then Mayor Lehman to explore the creation of an HCD for old Allandale.

As a result of the initial steps, Barrie planning staff prepared a memorandum dated 11 February 2014, which responded to the concepts discussed in 2013. This Memorandum is included as Appendix B.

During the period 2015 through 2016, Kathy Brislin, of the City of Barrie Planning Services, and members of the Allandale Neighbourhood Association worked together to appraise the historic character of Allandale. The entire area was appraised street by street and house by house to develop an understanding of the historic resources of the neighbourhood. Note that this

detailed survey would fulfil the first requirement for creation of a Historic Conservation District for old Allandale.

In the fall of 2015 a series of consultation meetings was held in Allandale to present a proposed Official Plan Amendment for the Historic Neighbourhood Areas with specific zoning changes proposed in three established residential areas within the Allandale Historic Neighbourhood Area. In addition, proposed Heritage Urban Design Guidelines (Appendix C) were outlined for those areas in Allandale. The areas would be subject to a truncated site plan review process to confirm compliance with these guidelines. Five successive public meetings contributed to the evolution of these final documents.

A presentation was submitted to the Infrastructure, Investment & Development Services Committee on November 12, 2015. Following this, a staff report (PLN005-16) was considered by General Committee and approved by Council on December 14th 2015. A March 2016 public meeting considered and approved the proposed Official Plan amendment and specific zoning changes proposed for Allandale. Figures 1 and 2 show the areas re-zoned under the Official Plan Amendment and Amended Zoning Bylaw. Figure 3 shows the area subject to the truncated site plan review process. The application of this site plan review is described in the 16 April 2016 memorandum on Allandale Heritage Urban Design Development Guidelines, issued by City of Barrie Planning Services (See Appendix C to this note).

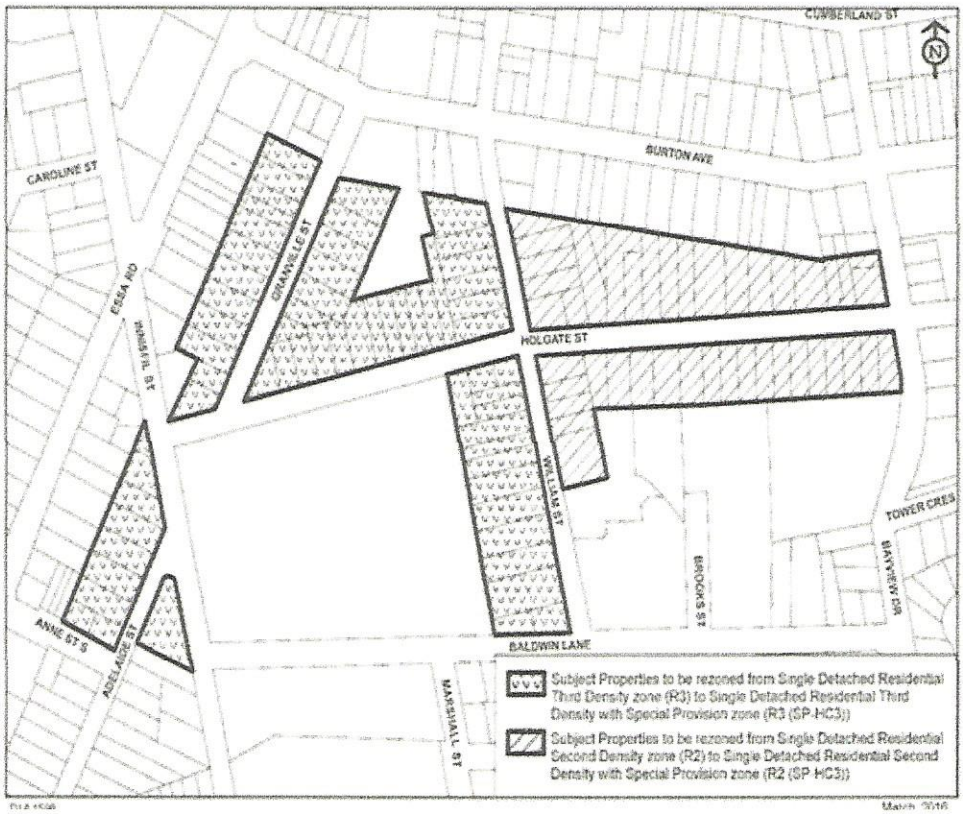

CUMBERLAND ST
N
BURTON AVE
CAROLINE ST
ESSA RD
GRANVILLE ST
MARVIN ST
HOLGATE ST
WILLIAM ST
BROOKS ST
TOWER CRES
BAYVIEW DR
ANNE ST S
ADELAIDE ST
BALDWIN LANE
MARSHALL ST
Subject Properties to be rezoned from Single Detached Residential Third Density zone (R3) to Single Detached Residential Third Density with Special Provision zone (R3 (SP-HC3))
Subject Properties to be rezoned from Single Detached Residential Second Density zone (R2) to Single Detached Residential Second Density with Special Provision zone (R2 (SP-HC3))

Figure 1: Shear Park area re-zoned to 13.1.208 R2 (SP-529-HC) and 13.1.209 R3 (SP-529-HC)

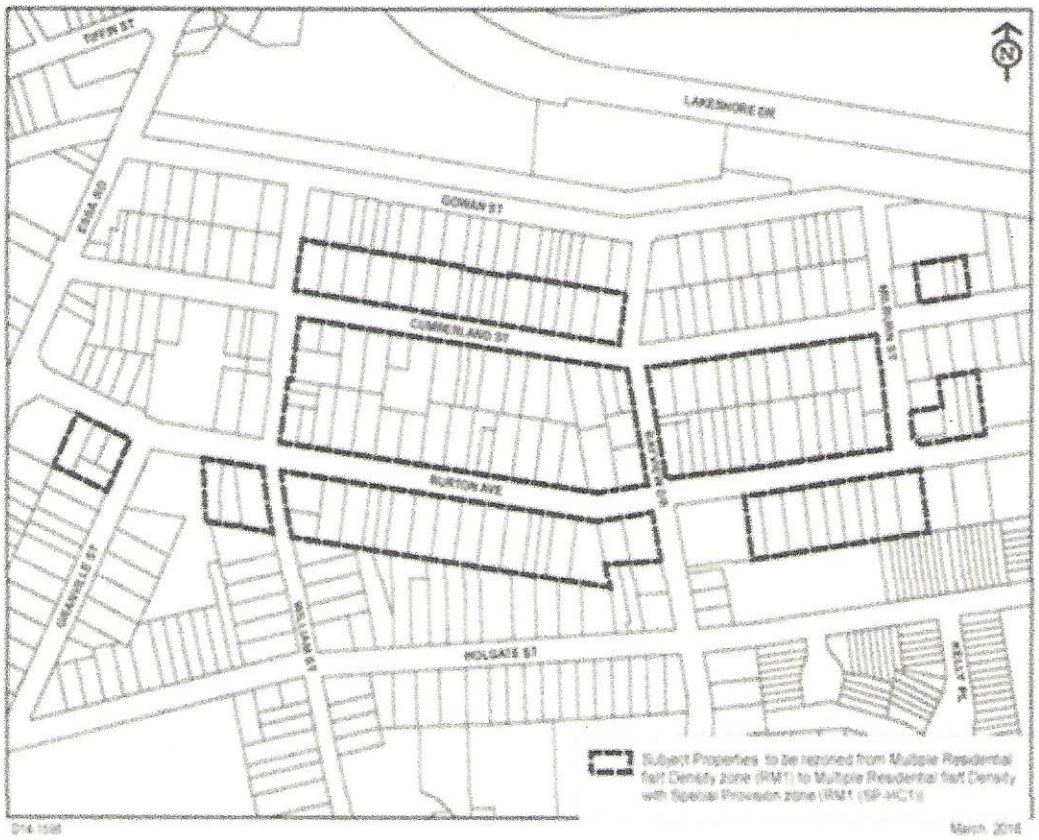

LAKESHORE DR
GOWAN ST
CUMBERLAND ST
BURTON AVE
HOLGATE ST
GRANDLEE ST
WILLIAM ST
Subject Properties to be rezoned from Multiple Residential fsi Density zone (RM1) to Multiple Residential fsi Density with Special Provision zone (RM1 (SP-HC1))

Figure 2: Cumberland-Burton area, re-zoned to 13.1.206 RM1 (SP-527-HC).

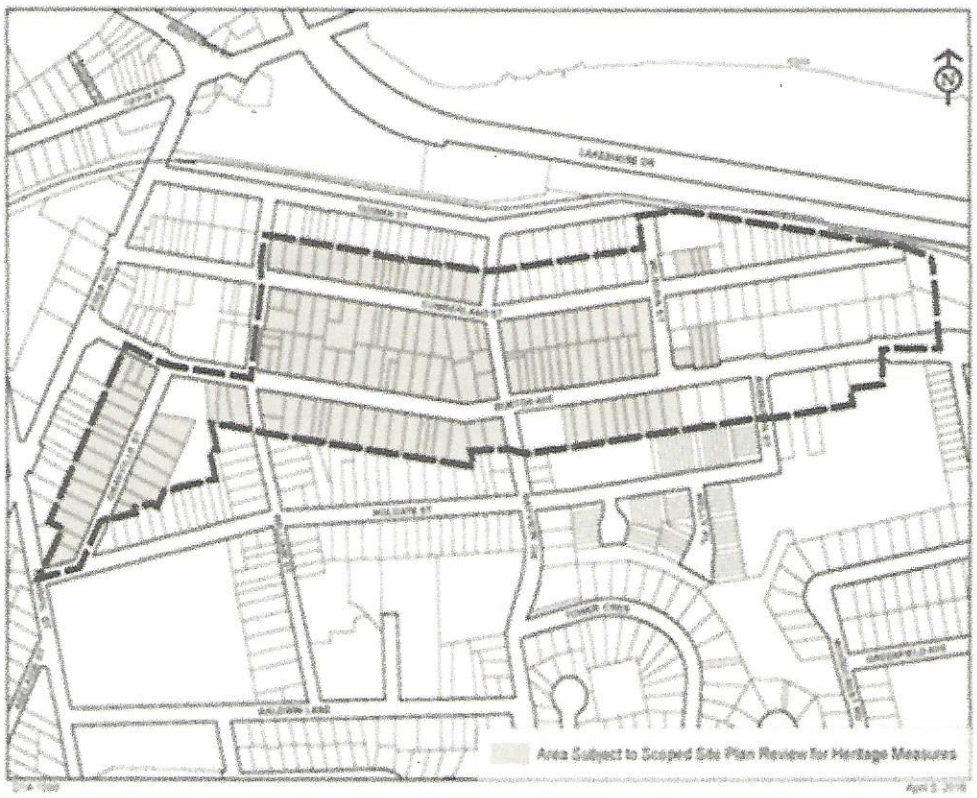


Figure 3: Area in Allandale subjected to the truncated site planning process outlined in the memorandum in Appendix B of this note.

Steps in Creation of Heritage Conservation District for Allandale

As described in the June 2023 Memorandum (AppendixA), the first step in establishing a Hertiage Conservation District is to establish a study area and undertake an HCD Study. This study analyses the area, and catalogs the buildings, structures, streetscapes and other featured to determine if the area qualifies for designation. Note that much of this work had already been done under the study conducted by Kathy Brislin in 2015. A consultant would be required to bring that work up to date.

The ANA would be pleased to assist in defining the study area, based on the work conducted in 2015. We would also look forward to working with the consultant to establish the HCD plan

The second step is to create an HCD Plan. With that in place, there would be a need for significant public consultation. The ANA would be pleased to cooperate with the City in this step.

The HCD Plan, as amended in light of the public consultations, would then be the basis for drafting the By Law to create the Allandale Heritage Conservation District.

The Allandale Neighbourhood Association, for over twenty-five years, has pursued the creation of a Heritage Conservation District to protect old Allandale. We urge Heritage Barrie to continue with the process initiated last year by Councillor Riepma, to create this Heritage Conservation District.

References

Bradford, A. 2023: Heritage Conservation Districts, Barrie File TMP-30570

Innisfil 2026: https://innisfil.ca/en/building-and-development/conservation-districts.aspx

Shipley, Robert, 2000: Heritage Designation and Property Values: Is there an Effect? International Journal of Heritage Studies, V6 No 1.

Appendix A

HERITAGE CONSERVATION DISTRICTS

A. BRADFORD, PLANNER

JUNE 14th 2023

TO:	**MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE**
FROM:	**A. BRADFORD, PLANNER, EXT. 4896**
WARD:	**ALL**
NOTED:	**M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES**
	B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
	M. PROWSE, CHIEF ADMINISTRATIVE OFFICER
RE:	**HERITAGE CONSERVATION DISTRICTS**
DATE:	**JUNE 14, 2023**

The purpose of this Memorandum is to provide members of Council with information about Heritage Conservation Districts as directed by Council motion 21-G-227. This memo is a result of that motion passed by the Heritage Barrie Committee requesting staff prepare a report that provides a description of heritage conservation districts and report back.

What are Heritage Conservation Districts?

Heritage Conservation Districts (HDCs) are a planning tool used to direct change and conserve neighbourhoods that are considered to have cultural heritage value. HDCs provide place-based policies that legally protect historic neighbourhoods by municipal by-law. Subsection 41. (1) in Part V of the Ontario Heritage Act enables the council of a municipality to pass by-laws that designate the entire municipality, or any defined area of the municipality, as an HCD. In doing so, Council is able to manage and direct future change in the specified district. Within the boundary of an HCD, every property is subject to the HCD by-law and accompanied HCD Plan. An HCD Plan is required for each district which outlines how change and conservation should be managed within the specified area. HCDs ensure an accepted and consistent standard for heritage conservation and provide the legal protection to ensure appropriate long-term conservation under the Ontario Heritage Act.

Process for Establishing a Heritage Conservation District

In accordance with the Ontario Heritage Act (OHA), the first step in establishing an HCD is to nominate an area and undertake an HCD study. Areas for study can be identified by members of the public, the Heritage Committee, or staff. Prior to the designation of an area, a study is required to evaluate whether the area warrants designation, and to make recommendations to Council in terms of the geographic boundaries, the content, and any changes required to the City's Official Plan, and/or municipal by-laws. Under Section 40 (2) of the OHA, an HCD study analyzes the study area, and catalogues its buildings, structures, streetscape(s) and other features, to determine if it qualifies for designation. Based on the findings of the study, an HCD Plan is created which includes detailed design guidelines and provides the policy and development framework for the district. The HDC Plan forms part of the designation by-law. The OHA requires that Council consult with the Heritage Committee about any area(s) being considered as a heritage conservation study area. Public consultation is a necessary part throughout the process. While the OHA only requires one public meeting before passing the by-law to designate the district, it is recommended that there be three or more well-advertised public meetings before the draft plan and by-law are submitted for public comment at the statutory public meeting.

Council may pass an HCD study area by-law for a period of one year. The intent of the by-law is to ensure protection of the area while the HCD study and plan are being prepared. The by-law may prohibit or limit property alterations, including the erection and/or demolition of buildings within the study area while the study is being conducted. Any person can appeal the HCD study area by-law to the Ontario Land Tribunal (OLT) within 30 days of the publication of Notice of the by-law.

Once the HCD Plan is prepared as a result of the HCD study, Council may pass a by-law under Section 41 of the OHA designating any defined area or areas as a heritage conservation district and in turn adopt the corresponding HCD Plan. HCD Plans incorporate the information from the HCD study and include further detail explaining the cultural heritage value of the HCD, describe heritage attributes of the properties within the district and neighbourhood at large, provide a statement of objectives and guidelines for managing change, and describe the classes of alterations that are minor or require further permit approval.

Costs Associated with Establishing Heritage Conservation Districts

Establishing HCDs is an in-depth process that would require specialized consultants and expertise from professional members who are in good standing with the Canadian Association of Heritage Professionals (CAHP). Staff in Development Services have conducted an initial analysis to determine the cost of implementing Heritage Conservation Districts within the City. Through a comparative analysis of RFPs put forward by other municipalities across Ontario, staff estimate the costs associated with hiring a consultant to establish an HCD would be approximately $100,000 per study area. The figure presented in this memo is an approximation and is identified as a low number. Staff note that this figure can vary substantially based on the size of the proposed HCD and the attributes studied.

For more information, please contact Allison Bradford at 705-739-4220 ext. 4896 or via email at allison.bradford@barrie.ca

Appendix B

ALLANDALE HISTORIC NEIGHBOURHOOD STRATEGY HERITAGE

S. NAYLOR

FEBRUARY 11, 2014

The City of BARRIE

Planning Services Department
MEMORANDUM

TO: DEVELOPMENT SERVICES COMMITTEE — **FILE: D18-HNS/R01-HER**

FROM: S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

RE: ALLANDALE HISTORIC NEIGHBOURHOOD STRATEGY HERITAGE CONSERVATION DISTRICTS AND DEVELOPMENT CONTROL

DATE: FEBRUARY 11, 2014

The purpose of this memo is to report back to the Development Services Committee on a request from Mr. Bill Scott on behalf of the Allandale Neighbourhood Association (ANA). Mr. Scott requested that the City consider interim and longer term measures to protect the unique character of Historic Neighbourhoods, in particular Allandale, which is within the Urban Growth Centre and in the opinion of the ANA is facing development pressures which are at odds with protecting Allandale's historic character.

On July 2, 2013, Mr. Bill Scott, City Liaison Director of the Allandale Neighbourhood Association, submitted correspondence to Mayor Lehman regarding the need to protect historic neighbourhoods in accordance with the longer term recommendations of the Historic Neighbourhood Strategy (HNS) (Appendix "A").

In follow up to this, Mr. Scott made a presentation to the Development Services Committee on October 8, 2013 where he outlined the Allandale Neighbourhood Association's concerns and suggestions which are summarised as follows:

1.1.1. That some interim measures be put in place immediately to address new infill on various categories of streets indentified in the Historic Neighbourhood Strategy (HNS), based on by-laws prepared for Heritage Conservation Districts in Ottawa. (Interim controls may be put in place while a Heritage Conservation District Area is being studied.)

1.1.2. That a development policy based on coherent set of by-laws to regulate development be established through community consultation in the longer term.

1.1.3. That Allandale (and other Historic Neighbourhoods in the HNS) be designated as a Heritage District under the Ontario Heritage Act and a Heritage Conservation Plan is prepared to regulate the development within the designated heritage conservation district.

In response to this presentation, the Development Services Committee directed that:

1. That the Heritage Barrie Committee consider the merits of implementing a Heritage Conservation District approach to the Allandale area and report back to the Development Services Committee.

2. That staff in the Planning Services Department investigate Heritage Conservation Districts utilised in other municipalities and review models that are consistent with the Urban Growth Centre and consult with the Allandale Neighbourhood Association and report back to the Development Services Committee via memorandum. **(Council Motion 13-G-262 HERITAGE CONSERVATION DISTRICTS dated November 4, 2013.)**

The Heritage Barrie Committee discussed the designation of Heritage Conservation Districts at its meeting of December 3, 2012. The Committee resolved to wait for the outcome of this memorandum prior to providing an opinion on the merits of implementing a Heritage Conservation District to Development Services Committee.

Designation of a Heritage Conservation District under Part V of the Ontario Heritage Act

The Ontario Heritage Act outlines the process to designate an area as a heritage conservation district. The process requires community consultation, review and development of a conservation plan, following Council approval of the designation, but prior to the passage of a designation by-law. This takes time and can be costly depending on the extent and complexity of the area in question. The development of a heritage district plan typically requires the retention of a heritage consultant which will increase the cost. In addition, this process has the potential to be divisive within a community. Thus the process should, where possible be supported with expertise and advice from a heritage professional from beginning to end.

The Ontario Heritage Act also provides an option to put interim measures in place through a by-law for a maximum period of one year to prevent further erosion of the heritage fabric while such study and consultation occurs. As with interim control by-laws under the Planning Act, this is subject to appeal and can result in further delays if appealed. In addition, the municipality cannot pass another by-law which includes a previously designated study area for a 3 year period (including appeals that are upheld). This option should thus be used with caution, and only where there is an immediate threat to the integrity of a study area.

Official Plan policies must be in place in order to designate a heritage conservation district under the Ontario Heritage Act. The City of Barrie does have the enabling Official Plan Policies in place. Once a Heritage Conservation Plan is prepared and following the passage of the designating by-law for the heritage conservation district, the policies and standards are reflected in the local planning documents including the Official Plan, Secondary Plan, Neighbourhood Plan, Community Improvement Plan, Zoning By-law, Urban Design Guidelines and Property Standards By-laws which may apply to designated properties (refer to Appendix "B" for a summary of the process).

Heritage Conservation District in the Allandale Neighbourhood

Significant portions of the Allandale neighbourhood lie within the City of Barrie Urban Growth Centre (UGC) identified by the Provincial Growth Plan and the City of Barrie Official Plan as an Intensification area intended to support significant residential and employment development at the highest densities contemplated in the Barrie planning documents (see map attached as Appendix "C").

The Vision Statement for the Intensification Study says that Barrie will encourage new development in the higher density categories in appropriate areas while continuing to support the integrity of stable neighbourhoods. The Urban Design Guidelines prepared for the Intensification Areas recognizes the historic character of Allandale and recommends that new development should provide a careful balance between Mixed-Use Main Streets on Essa Road, and Established Neighbourhood Streets throughout the remainder of the community. They also recognize that while intensification opportunities are limited in the historic neighbourhood, as opportunities do become available there is the potential for sensitively designed walk-ups and townhouses with potentially mixed use development as well (Appendix "D").

Review of UGC and Heritage Conservation Districts in similar sized municipalities

Heritage Conservation Districts, entirely within, partially within or abutting UGC's are generally found in larger urban areas such as Toronto, Hamilton, and Brampton. Some of these conservation districts already existed prior to the passage of the Growth Plan and the establishment of these Urban Growth Centres.

Five municipalities containing an Urban Growth Centre with the same density target as the City of Barrie (150 persons and jobs /ha) were reviewed. Only one has a heritage conservation district within its UGC and that one pre-dates the passage of the Growth Plan and the establishment of UGCs.

1. The City of Cambridge has Heritage Conservation District located within their UGC however the establishment of the District predates the Growth Plan and is a relatively small area encompassing only 1 side of one street block.

2. The City of Brantford investigated the option of a heritage conservation district within their UGC but decided to approach heritage conservation through other planning policy. Brantford is currently investigating a development permit system which could incorporate heritage conservation measures as well.

3. The City of Guelph has two heritage conservation districts abutting their UGC but none within. The provincial technical paper on UGC's encourages Guelph to support the city's unique cultural heritage resources.

4. The City of Peterborough has two heritage districts neither of which are within their UGC or any intensification nodes or corridor.

5. The City of St. Catherines has a heritage district abutting its UGC which was established prior to the passage of the growth plan.

Through this review staff have determined that it is not a prerequisite to have a concentration of designated properties within an area to justify a heritage district conservation designation.

The costs and timing to designate a heritage conservation district can vary depending on the size and complexity of the area under study and amount of stakeholder consultation needed. The City of Toronto, for example, has developed a number of criteria for prioritizing the establishment of a heritage district designation including funding readiness whereby the neighbourhood group that submits a proposal for designation is also expected to provide funding for the study and development of the heritage conservation plan.

The designation of an area as a heritage conservation district adds another layer of regulation and control. For example, once designated, the fact that an individual property is within the heritage conservation district must be reflected on title for all properties within the heritage conservation districts. This could impose additional constraints on properties that may not be well received by all property owners within an area. Staff understand that Heritage Barrie is and has been actively encouraging property owners within Allandale to list their properties on a heritage registry which would identify the heritage character of the property without imposing significant controls over it.

In his letter Mr. Scott also suggested some immediate or "temporary stop gap" measures to address the development pressures currently facing Allandale. These measures are as follows:

1. In new (infill) construction on a street coded red in the HNS, the door of an attached garage that is at or below grade may not face the front lot line.

2. In new (infill) construction on a street coded red in the HNS, a minimum of 30% of the area of the ground floor part of the front wall must consist of windows. A glass door does not count towards the calculation of 30%. The only doorway permitted in the front wall of a dwelling is an entrance door to the dwelling.
3. In new (infill) construction on a street coded red in the HNS, the building height must be no greater than the average height of existing buildings on the street, and the setback must be the same as the average setback of existing buildings on the street.

4. On a street coded red in the HNS, an addition to a house must not have a floor area greater than 30% of the existing building, and the height of the addition must be equal to or less than the height of the original building.

Staff cannot speak with any degree of authority on the merits of any of these proposals in the absence of Council direction regarding the goals and objectives for this area. Presently there are significant policy measures in place to ensure that new development or redevelopment within the Allandale area is compatible with the character of the neighbourhood but all of these policies pre-suppose some level of development. Some of the measures being recommended as interim measures may impact the ability of lands to be developed at all or at best would represent a significant down zoning from current zoning provisions.

Council's current policy as stated in the City's Official Plan and implemented through the zoning by-law is to encourage intensification in specified areas throughout the City including Allandale. This policy is in accordance with provincial policy as stated in the Growth Plan. Mechanisms currently exist to ensure that new (re)development is compatible with existing development through the Council approved Intensification Urban Design Guidelines implemented through the site plan approval procedure which reflect the importance of the historic character of Allandale. The vision statement of the Intensification Study speaks to "supporting the integrity of stable neighbourhoods". The Official Plan itself contains Goals which speak to developing residential areas and planning for higher density development to meet the intensification targets of the plan while enhancing the compatibility between dwellings at different densities and minimizing conflicts between incompatible land uses.

On February 4, 2014, Planning staff met with representatives of the Allandale Neigbourhood Association to discuss the findings of this memorandum.

S. Naylor, M.E.S., M.C.I.P., R.P.P.
Director of Planning Services

APPENDIX "A"

Correspondence to Mayor Lehman from Mr. Bill Scott

ALLANDALE NEIGHBOURHOOD ASSOCIATION
126 Burton Ave
Barrie, Ontario
L4N 2R8

2 July 2013

Mayor Jeff Lehman
By Email: Jlehman@barrie.ca

Re: Protection of Historic Neighbourhoods

Dear Jeff,

This letter follows our discussions on Wednesday 26 June. In view of the urgent need to protect the Historic Neighbourhoods of Barrie from indiscriminate development, it is important to put at least some temporary protection in place, and then to develop a long-term policy for protection of such neighbourhoods.

We recognise that the city is under pressure from the province to implement the Places to Grow policy and that this policy can sometimes be in direct competition with the needs of historic neighbourhoods, particularly in Allandale. The perception seems to be that intensification and requests for rezoning within intensification nodes must be passed by council, in view of the Places to Grow policy and the possibility of developers appealing to the OMB. We have seen this most recently in the application for re-development of 142 to 150 Cumberland, on part of a street marked red in the Historic Neighbourhood Strategy (HNS) adopted by Council in June 2010. However, in the HNS the city also has its own heritage policies that it can lean on to defend historic neighbourhoods. In addition to the HNS, heritage designation under the Ontario Heritage Act could provide a balance to that to give council more discretion in what is approved and what is not.

In the HNS, one of the long-term items involves development of a set of coherent by-laws to regulate development in Historic Neighbourhoods. This process is important and should be pursued as soon as possible.

Many of the Historic Neighbourhoods are under strong development pressure now. To afford some protection to these neighbourhoods, some interim steps could be taken immediately, by enactment of some simple by-laws. Fortunately the HNS provides a very good means of identifying the areas to which such by-laws could be applied. In the HNS, streets were assigned colour codes depending on their status. The streets most in need of protection are those coded red on the neighbourhood maps in the HNS document. These streets are primarily residential areas that are expected to stay primarily residential in nature. Significant change in the residential character of these areas is not anticipated. Growth is expected to occur primarily through small-scale residential infill (e.g., new single detached homes) and renovations/additions to the existing housing stock. Interim protection to these red streets could be provided by a few by-laws which could be enacted rapidly. These would include:

1. In new (infill) construction on a street coded red in the HNS, the door of an attached garage, that is at or below grade, may not face the front lot line.

2. In new (infill) construction on a street coded red in the HNS, a minimum of 30% of the area of the ground floor part of the front wall must consist of windows. A glass door does not count towards the calculation of 30%. The only doorway permitted in the front wall of a dwelling is an entrance door to the dwelling.

3. In new (infill) construction on a street coded red in the HNS, the building height must be no greater than the average height of existing buildings on the street, and the setback must be the same as the average setback of existing buildings on the street.

4. On a street coded red in the HNS, an addition to a house must not have a floor area greater than 30% of the existing building, and the height of the addition must be equal to or less than the height of the original building.

These suggested by-laws are based on a report developed for Ottawa City Council: (http://ottawa.ca/calendar/ottawa/citycouncil/pec/2012/04-10/10%20-%20ACS2012-PAI-PGM-0097%20Low-rise%20Infill%20Housing.htm), as a result of a multi-year process of public hearings, publication of draft guidelines, and eventually, enactment of by-laws. No doubt the wording of the by-laws as suggested in this letter would have to be altered to conform with legal requirements for wording of by-laws in Barrie.

As you know, Heritage Barrie has been attempting to develop an inventory of heritage buildings in Barrie. Participation is voluntary. The only impact on a building listed in the inventory is that an application for a demolition permit may be delayed for 60 days while the city attempts to find another solution. However, the response by many homeowners in the Allandale area to the proposed inventory has been great suspicion. Most owners contacted by the ANA are very reluctant to list their homes on the inventory, because they suspect that, in the future, more restrictions may be applied to buildings in the inventory. In other cities, it has been found that some form of incentive is necessary to entice home-owners into participation. In Barrie, an attractive incentive to participate in the inventory could be to offer eligibility to participate in the Community Improvement Program, which is already in place for some restricted areas in the city.

In the longer term, there is an urgent need for the comprehensive policy and by-law framework envisioned in Appendix Two of the HNS. The Allandale Neighbourhood Association has been conducting a study of the approaches taken in formulating such framework by other similarly-sized communities in Ontario. These fall into two general groups. One approach is to establish a development policy based on a set of by-laws formulated by community consultation, such as was carried out in Ottawa. The other is to implement provision of the Ontario Heritage Act, which gives civic governments quite strong power to designate Heritage Neighbourhoods and then to regulate development within them.

The ANA would like to make a presentation to Council in September, outlining the features of these two approaches, and offering possibilities for consideration in Barrie.

If you have any questions or would like to discuss the suggestions in this letter, please do not hesitate to get in touch with me.

Yours truly,

Bill Scott

William J. Scott, Ph.D., P.Eng., P.Geo. (NL)
Past Chair and City Liason Director
Allandale Neighbourhood Association.

APPENDIX "B"

DESIGNATING A DISTRICT

The key ingredients for a successful Heritage Conservation District (HCD) are:

- A sound examination of the rationale for district designation, especially for the delineation of district boundaries;
- Active public participation in the designation process;
- A clear and complete designation by-law; and,
- A clear and well-publicized HCD plan and policies to manage change in the district to protect and enhance its unique character.

The following are the key steps to designate an HCD:

The Study Phase

Step 1 – Request to designate
Step 2 – Consultation with the Municipal Heritage Committee
Step 3 – Official Plan provisions
Step 4 – The Area Study and Interim Control (1 year Interim control by-law is optional)
Step 5 – Evaluation of cultural heritage resources and attributes
Step 6 – Delineation of boundary of the study area & potential HCD
Step 7 – Public consultation on draft HCD plan

The Implementation Phase

Step 8 – Preparation of the HCD plan and guidelines
Step 9 – Passing the designation by-law and adoption of the HCD plan
Step 10 – Registration of by-law on title
Step 11 – Notification of passing of by-law to the Ontario Heritage Trust
Step 12 – Proposed changes to existing by-laws and Official Plan provisions
Step 13 – Implementing the HCD plan

Source: Ontario Heritage Tool Kit 2006: Heritage Conservation Districts

APPENDIX C

ALLANDALE HERITAGE URBAN DESIGN DEVELOPMENT GUIDELINES

APRIL 16, 2016

City of Barrie Planning Services April 16, 2016

ALLANDALE HERITAGE URBAN DESIGN DEVELOPMENT GUIDELINES

TABLE OF CONTENTS

Page

1.0 Introduction..... 1

2.0 Heritage Urban Design Guidelines..... 1
2.1 Development Adjacent to Properties Listed on the Municipal Heritage Register..... 1
2.2 Lot Patterns and Setbacks..... 2
2.3 Scale..... 2
2.4 Height..... 2
2.5 Architectural Style and Features..... 3
2.6 Corner Lot/Severances and Vacant Lots..... 3
2.7 Garages and Accessory Buildings..... 3
2.8 Fencing..... 3

3.0 Review Checklist..... 4

1.0 Introduction

The focus of these Heritage Design Guidelines is to maintain visual consistency with the neighbourhood character when viewed from the street. Allandale Historic Neighbourhood Urban Design Guidelines complement the special heritage zoning standards and provisions recently in Allandale and provide guidance for additions, renovations and new buildings on properties in this area. Allandale Heritage Urban Design Guidelines further influence the building characteristics that would be sympathetic to the historic character of the area. The properties subject to can be identified in Figure 1.

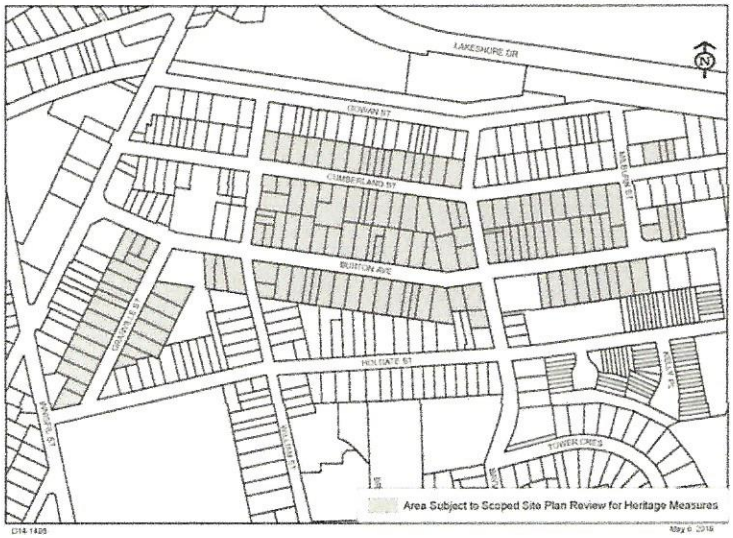


Figure 1: Properties subject to Scoped Site Plan Control

The primary objective of applying scoped site plan control and urban design guidelines in the low density areas within the Urban Growth Centre is to ensure that building permits submitted for properties in the highlighted area identified in Figure 1, are sympathetic to the overriding characteristics of the existing historical buildings. These proposed guidelines are intended to provide guidance with respect to architectural features such as pitched roofs; scale and materials; relationship to adjacent buildings; location and orientation of buildings; and features of facades facing streets. The scoped Site Plan shall not apply to rezoning applications for intensified residential mixed use or commercial development where applicable, in which case the Intensification Area Urban Design Guidelines and all other Planning Policy shall apply.

2.0 Heritage Urban Design Guidelines

The section will outline the features identified on the historical properties and outline how to properly preserve those features.

2.1 Development Adjacent to Properties listed on the Municipal Heritage Register:

- Where development is adjacent to a property listed on the municipal heritage register, the proposed development shall show how the design takes into account the features of the adjacent building.
- The Municipal Heritage Registrar can be accessed from the Heritage Section of the City of Barrie website. The affected properties can be identified in Figure 2 and are municipally known as follows:
    - 19 William Street
    - 25 William Street
    - 88 Cumberland Street
    - 22 Granville Street
    - 126 Burton Avenue

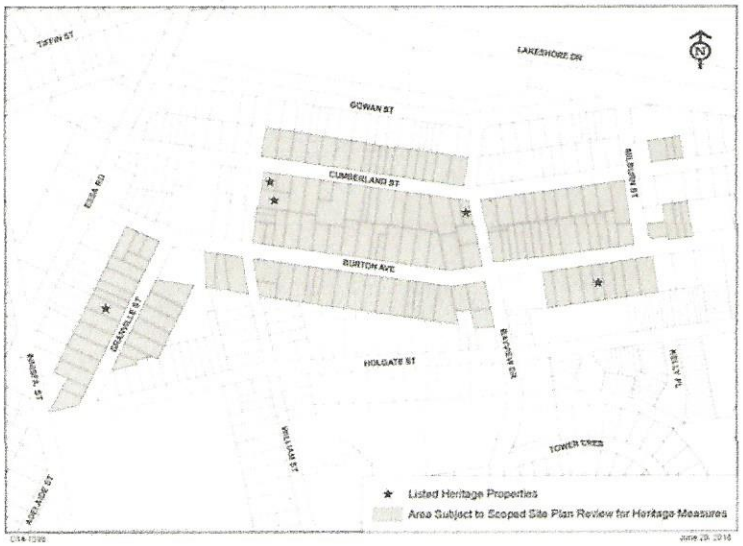
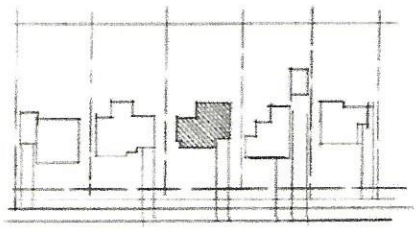


Figure 2: Heritage Properties within the Scoped Site Plan

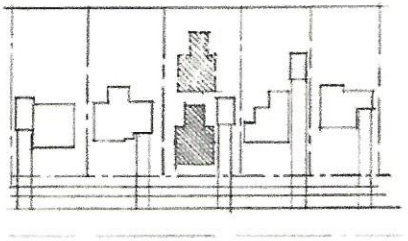
2.2 Lot Patterns and Setbacks

- New development and/or front yard should maintain and be compatible with the predominant pattern of frontage, lot depth and lot area as the adjacent properties on the street.



Respect the existing site plan character of similar, but not identical front-yard setbacks.
Place a new building to mediate between setbacks of neighbouring buildings.

- Front yard setbacks should be the same or an average of the adjacent properties front yard setbacks. Subject to compliance with minimum zoning provisions. Figure three shows a visual example of front yard setback treatments.



An extreme difference in setback from adjacent buildings is not appropriate.

2.3 Scale

- New development and/or additions should not appear significantly larger than the adjacent existing dwellings. If a larger massing is proposed, efforts to break up or divide the building into smaller component elements that are compatible with the neighbourhood's housing patterns should be incorporated.

- The scale of new development and additions should be proportional to the size of the lot and adjacent buildings to emphasize the 'spacious and deep' characteristics of existing lots in that area.

2.4 Height

- Additions are encouraged in the rear yard due to existing primary structure's low lot coverage and location towards the front of the lot. However, the height of new additions should make every effort to be consistent with the height of the existing and adjacent structures.

- In the instance where an addition is proposed that is one story or more higher than the existing and adjacent structures, a stepping provision is encouraged where the portion of the addition's height closest to the existing structure will be stepped down to minimize the impact on the front façade visually from the street.

- New development is also encouraged to be sensitive to the height of adjacent structures. Where the height of individual floors is less that adjacent structures new development should incorporate the second/third floor partially within the roof structure to match the overall building height of adjacent structures. Gable windows are a common feature in this area and can be used in new development to provide ample light to these floors.

2.5 Architectural Style and Features

- Additions are encouraged to use similar architectural materials as adjacent lots.
- Additions or new development should maintain pitched roofs in areas where these predominate.
- Dormers and entrance doors (excluding garage doors) fenestration is encouraged on walls facing streets.
- Blank walls facing streets shall be avoided. Inclusion of windows entrance doors balconies and varied setbacks may be used to avoid this.

2.6 Corner Lot/Severances and Vacant Lots:

- New Development will be required to maintain the character of the area with low lot coverage, significant frontage and front yard setbacks, preservation of mature trees and height of 1-2 story and/or consistent with the dwellings on either side of the property.
- New additions are encouraged in the rear yard. If additions have a façade visible from the street, window openings, building materials/cladding and architectural details should be incorporated to avoid blank walls, add eyes on the street, and maintain overall streetscape interest.

2.7 Garages and Accessory Buildings

Attached Garages:

- New development (especially semi-detached) with an attached garage shall not place garages in the centre of the units. Attached garages shall be recessed behind the front façade of the dwelling and elements such as windows, opening and other design features should be incorporated into the garage doors. Also, building elements such as balconies are encouraged along the front façade to lessen the visual impact of the garage.

Detached Garages and Accessory Buildings:

- Such garages will be encouraged only in the rear yard, and shall be set back per the zoning provisions.
- Detached garages and accessory buildings are encouraged to incorporate features such as glazed panels into the design of the door if the door faces the street, to enhance the visual impact of the structure.
- Accessory structures (defined in compliance with section 3.2 of the Zoning By-law), should be of a design and style that is compatible with the quality, style, materials and colours of the primary dwelling.

2.8 Fencing

- Properties in this area generally do not have front yard/privacy fencing. Therefore fencing in the front yard is discouraged. Landscaping features and trees can be incorporated into the front yard to provide a separation between the property and street. In cases where a front yard fence is proposed, it should be no higher than 1m above grade.
- A checklist is proposed to facilitate and streamline review so that those site plan applications that comply may be expeditiously approved.

- The review will take place through the Planning Department. This process will be designed to consider processing timelines and costs, and would seek opportunities to expedite the process for applications that comply using a checklist of requirements.

3.0 Review Checklist:

Zoning Compliance:	
• Setbacks	
• Size of accessory attached or detached non-living areas	
• Openings on corner lot if applicable	
Urban Design:	
• Adjacent to listed building – show compatibility and in keeping with neighbourhood character	
• Compatible with predominant pattern of frontage	
• Scale of addition	
• Location of addition (matching adjacent lots) scale and massing	
• Height – compatible with existing building, stepping • Height – compatible with adjacent buildings	
Architectural Style	
• Pitched roof – generally preferred	
• Materials	
• No Blank walls facing street	
Location and Scale of Garages if applicable	
• Openings and design of garage doors	
Fencing	
• Front yard fencing – open visibility	